



**lindsays**

**15 Bellwood Place**  
Penicuik, EH26 0GF

*"An extremely impressive and beautifully presented detached villa with attractive south facing private garden and large driveway in a quiet cul-de-sac, which is situated in exclusive modern development built by Taylor Wimpey"*

- Welcoming Hall
- Cloakroom/WC with window
- Spacious and beautifully presented sitting room with pleasant outlook onto private garden
- Superb modern fitted kitchen/dining room with integrated appliances and direct access to private garden
- Useful utility room with window which provides excellent storage
- Games room/family room
- Bedroom five/office
- Four well proportioned double bedrooms (master bedroom with two walk-in wardrobes and luxury en-suite shower room)
- Bedrooms two and three benefit from a superb Jack and Jill shower room
- Modern family bathroom with separate shower
- Gas central heating and double glazing
- Attic
- Excellent storage
- Well maintained private south facing garden
- Large driveway
- Solar panels

**EPC Rating B**

**OFFERS OVER £410,000**





## Description

An extremely impressive and beautifully presented detached villa with attractive south facing private garden and off street parking, which is situated in exclusive modern development built by Taylor Wimpey. The property is immaculately presented throughout and provides spacious and flexible family accommodation over two floors and in brief accommodation comprises; cloak room/WC; bright sitting room with pleasant outlook onto private garden; superb modern fitted kitchen/dining room which is fitted with integrated appliances including dishwasher, fridge/freezer, gas hob and double oven with french doors giving direct access to attractive private rear garden; there is a useful utility room with window which also provides excellent storage; family room/games room and bedroom five/office which completes the ground floor accommodation. On the first floor there is a spacious landing and four well proportioned double bedrooms and modern family bathroom with separate shower; the spacious master bedroom benefits from two walk-in wardrobes and luxury en-suite shower room and bedrooms two and three benefit from a spacious Jack and Jill shower room. The property has gas central heating, double glazing, useful attic and excellent storage space. To the rear of the property there is direct access from the stunning kitchen/dining room to an attractive south facing private garden with patio area, which is child friendly and ideal for entertaining. There is a large driveway which provides off street parking within a quiet cul-de-sac and an early viewing is highly recommended.

## Area

Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to the majority of High Street stores including Next, Boots and Marks & Spencer, to name but a few. Here, there is also a 24 hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre.

## Viewing

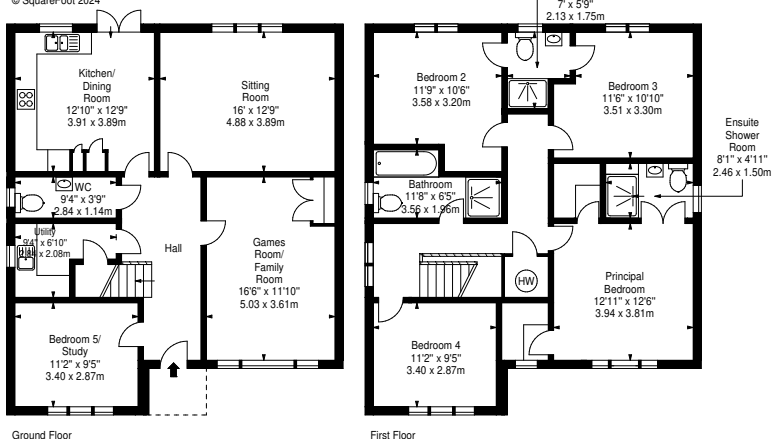
by appointment contact Lindsays on 0131 229 4040



Bellwood Place,  
Penicuik,  
Midlothian, EH26 0GF



Approx. Gross Internal Area  
1850 Sq Ft - 171.87 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.